


CWB

Property Sales, Lettings and
Management



 4
Bedrooms

 2
Bathrooms



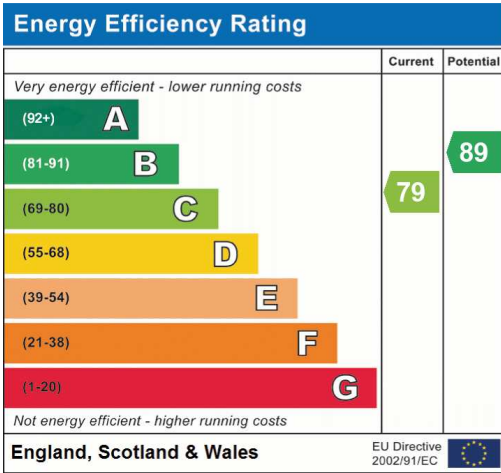
Are you looking for flexible living accommodation? Is a garage and plenty of parking important to you? This extended 4 double bed roomed home in a community focused area opposite the green, with a lake, a gym and country walks just a short walk from your front door. Then this is the property for you!

Welcome to Manley Boulevard which offers and 119 SQM of versatile living space, park at ease either in the garage or in the 3 allocated parking spaces and come on in! The hallway leads to the great sized utility room which offers plenty of space to wash, dry and iron the families laundry. The well equipped modern kitchen/breakfast room, with plenty of cupboard space and integrated appliances will make cooking a breeze! The living/dining area certainly has the wow factor, the space is huge with patio doors out to the rear garden. Also on the ground floor is the ever handy WC. Upstairs to the first floor and you will find bedroom 2 (currently used as an additional lounge) with patio doors leading out to the great sized sun terrace - the perfect space for morning coffee or that evening G & T! The family bathroom is on this floor as is another large double bedroom. Up again and you will find the principle suite with ensuite shower room and large built in cupboard and the 4th double bedroom.

Outside to the rear garden which has a large sunny patio and lawn with gated access to 2 of the parking spaces and the garage. The side garden is patio'd, and to the front surrounded by a picket fence is the ideal spot to sit and relax overlooking the park.

Holborough Lakes is an award winning thriving community on the edge of the Kent Downs with countryside walks on your doorstep and set amongst attractive landscaping with its own beautiful 8 acre freshwater lake with its own water sports and diving academy. The development has its own 'Good' Ofsted rated primary school, a Creche, Village Hall and M&S Simply Food as well as being in the catchment area for a wide range of highly rated secondary schools all easily accessible with the transport links. For the more active there is an onsite resident gym, free to use to owners (subject to induction).

Being very well located for both the M20 and M2 for easy access to the M25. Rail connections are provided at the nearby Snodland railway station, which benefits from High Speed Commuter trains to St Pancras inside 45 minutes (via Ebbsfleet and Stratford International). For those who like shopping, Bluewater is just over 20 minutes via car, whilst the historic towns of Rochester and Maidstone can be reached in around 15 minutes by car, both providing the services you would expect from significant towns.



Address: 9 Manley Boulevard, ME6



